

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Special Permit No. 1219J

DATE: April 23, 2001

PROPOSAL:

Expand hospital, and medical offices and add a parking structure at BryanLGH Medical Center East generally located at S. 48th and Sumner Streets.

Increase building coverage above thirty-five percent of the total land area covered by the special permit.

GENERAL INFORMATION:

APPLICANT: R. Lynn Wilson, President & CEO
BryanLGH Health System
BryanLGH Medical Center East
1600 S. 48th Street
Lincoln, NE 68506

CONTACT: Ron Wachter
BryanLGH Medical Center East
1600 S. 48th Street
Lincoln, NE 68506
(402) 481-3111

LOCATION: S. 48th and Sumner Streets

LEGAL DESCRIPTION: See attached

SIZE: Approximately 26 acres

EXISTING ZONING: R-2 Residential

EXISTING LAND USE: Hospital, medical offices and day care

SURROUNDING LAND USE AND ZONING: To the north with residential, a church, a fire station, and commercial businesses zoned R-2 and B-1, to the east with residential and a public elementary school zoned R-2 and P, and to the south and west with residential zoned R-2.

COMPREHENSIVE PLAN SPECIFICATIONS:

The Land Use Plan shows the area as Public and Semi-Public.

The following are quotes from pages 167 and 171:

D. Public Safety and Health Services

Goals

! *Provide and advocate for quality, affordable and accessible public safety, health and human services for every person in the entire community, and recognize that these services must be a high priority to enhance our quality of life.*

Public safety and health services are critical to the well-being of the community. Facilities to house these services must be properly located, distributed and equipped.

3. Health Services

Goals

! *Actively encourage the prevention of disease, disability, premature death, property loss, and social dysfunctions in order to enhance the quality of life.*
! *Develop Lincoln as the center for a network of regional health care services.*

Lincoln and Lancaster County are served by three hospitals and the Veteran's Administration Medical Center. Minor emergency medical services are also provided at several private facilities dispersed through the community. Emergency medical transportation services are provided through a combination of private and public providers. There are also a number of other specialized health care facilities, such as nursing homes, rehabilitation centers, and retirement centers.

The Health Care Industry is very important to the economy and well-being of the community. The expansion of the industry can be anticipated during the planning period. However, the expansion of major health care institutions in the developed areas of the community will have an impact upon abutting neighbors of the property. Health care institutions are encouraged to reduce the impacts of planned expansion on the neighborhood and the community as a whole; to notify neighbors and the community about long range institutional plans; and to coordinate long range institutional plans with the long range land use and capital improvement plans of the city.

HISTORY:

On **August 16, 1971**, City Council approved Special Permit No. 565 granting Bryan Hospital authority to enlarge the hospital.

On **October 11, 1976**, City Council approved Special Permit No. 565A granting Bryan Hospital authority to enlarge their facilities, increase their functions, and to increase the geographic area of coverage of the hospital campus.

On **December 6, 1976**, City Council approved Special Permit No. 565B granting Bryan Hospital authority to erect and maintain a bus passenger waiting shelter.

On **July 24, 1978**, City Council approved Special Permit No. 822 granting Bryan Hospital authority to increase off-street parking facilities.

On **June 8, 1981**, City Council approved Special Permit No. 928 granting Bryan Hospital authority to enlarge and extend an existing health care facility, to adjust the front yard requirements along Sumner Street, to construct additional parking areas, and to enlarge the School of Nursing and Center for Health Education.

On **May 11, 1987** City Council approved Special Permit No. 1219 granting Bryan Hospital authority to construct a medical office building with a day care center and a separate parking deck.

On **Jan. 15, 1990** City Council approved Special Permit No. 1219A granting Bryan Hospital authority to construct an outpatient and medical office building, to construct two multi-level parking structures, to enlarge the pre-existing energy plant, and to adjust height, area and yard requirements.

In **1990**, Special Permits No. 1219 B and C were approved by the Planning Commission granting Bryan Hospital employees, students and staff permission to use parking lots in the nearby vicinity to the hospital during construction of the medical office building.

In **1992**, Special Permits 1219 No. D, E, and G were approved by the Planning Commission granting Bryan Hospital employees, students and staff permission to use parking lots in the nearby vicinity to the hospital during construction of the medical office building.

On **June 29, 1992**, City Council denied Special Permit No. 1219 F, which would have allowed Bryan Hospital permission to use the parking lot at Christ United Methodist Church during construction.

On **August 4, 1997**, City Council denied Special Permit No. 1219 H, which would have allowed Bryan Hospital to increase the height and size of two signs.

On **August 27, 1997**, City Council approved Special Permit No. 1219 - I for authority to expand the hospital campus in order to construct a parking lot generally located at 51st and Sumner Streets.

SPECIFIC INFORMATION:

UTILITIES:

Sewer and water in abutting streets are adequate to serve the proposed expansion.

TOPOGRAPHY:

The land generally slopes down north from 49th & Sumner Streets.

TRAFFIC ANALYSIS:

The conclusions and recommendations of the traffic impact analysis conducted by a consultant hired by the applicant concluded that the proposed expansion elements have minor impacts on the surrounding city street network. The two intersections formed by hospital drives along Cotner Boulevard and 48th Street do experience decreases in intersection level-of-service; however, in both cases, this decrease is a result of increases in delay to vehicles exiting the campus, and this is expected to have negligible, if any, impact on traffic operations along 48th & Cotner.

The Public Works & Utilities Department indicates that the traffic study shows several traffic movements in the vicinity that experience significant levels of delay. Part of the reason for the delays is the necessity to favor the 48th Street movements to maximize the capacity of 48th Street. As acknowledged in the traffic study, the most significant delays occur in the traffic movements out of the site to 48th Street and to Cotner Boulevard. For instance, the left turn movement from Bryan to 48th Street increases from 227.5 seconds to 378.1 seconds, and the left turn movement from Bryan to Cotner increases from the 79.5 seconds to 129.0 seconds. In terms of level of service, these movements operate at Level of Service F at present and are worse after expansion. A signal at these driveways will not be considered. At some point in time, left turns will need to be prohibited from this site. This should be acknowledged by Bryan with this special permit. The intersection of Sumner and 48th Street also experiences Level of Service E movements because of delays. The proposed site revisions do not add traffic to this intersection, but Bryan traffic uses this intersection due to the parking on the east side of the campus that has no

choice but using Sumner Street. The operation of this intersection can be improved by adding a right turn lane for west bound Sumner approaching 48th. Public Works recommends BryanLGH Health Systems be required to add this west bound right turn lane.

PUBLIC SERVICE:

The nearest fire station is located at Cotner and "A" Streets.

REGIONAL ISSUES:

The parking structure provides additional parking spaces without expanding the campus into the surrounding neighborhood.

ENVIRONMENTAL CONCERNS:

A parking structure provides more parking spaces without increasing the area of hard surfacing.

ANALYSIS:

1. Parking:

Based on the number of employees, beds, children in day care, and floor area of medical offices the minimum number of required parking spaces is 2,020. The plan shows 2,744 parking spaces. A consultant hired by the hospital recommends that there be 2119 parking spaces on the campus.

2. Building height:

The building must setback from the yard line one foot per one foot in height above 20' in height. Elevation details for the parking structure and the hospital tower indicate the buildings meet the required setbacks. The parking structure is just over 57' in height and is setback 65' from S. 48th Street. The medical office building is 81' in height and is setback 86'.

3. Building coverage:

The Zoning Ordinance restricts the building coverage to 35% of the land area however the City Council may adjust this requirement. The application includes a request to increase the building coverage to 37.8% not including entrance canopies. All canopies must be considered. The applicant must revise the building coverage to

include all canopies. When considering the impact that additional surface parking would have on the environment and to the surrounding neighborhood the increase of building coverage for the parking structure is justified.

4. Location:

The Zoning Ordinance indicates that hospitals should be located next to a major street. The new parking structure and new tower are adjacent to South 48th Street and Cotner Boulevard. The Comprehensive Plan classifies S. 48th Street as a Principal Arterial and Cotner Boulevard as a Minor Arterial.

5. Impact on surrounding street system:

Public Works indicates the need to add a right turn lane in Sumner Street east of S. 48th Street.

6. Off-site parking during construction:

The hospital has a program for off-site parking and busing the employees to and from the off-site parking areas. The busing will end when the parking structure is completed. The construction and occupancy schedule indicates that the parking structure will be completed and ready for occupancy before the medical office building and the other expansion will be occupied.

STAFF CONCLUSION:

This proposal helps to achieve one of the goals of the Comprehensive Plan, “*Develop Lincoln as the center for a network of regional health care services.*”

The proposed number of on-site parking spaces exceeds the projected demand.

STAFF RECOMMENDATION:

Conditional approval

CONDITIONS:

Site Specific:

1. After the applicant completes the following instructions and submits the documents and plans to the Planning Department office and the plans are found to be acceptable, the application will be scheduled on the City Council's agenda:

1.1 Revise the site plan to show:

- 1.1.1 The parking lot and parking structure designed to the satisfaction of the Public Works & Utilities Department.
- 1.1.2 The entrance canopies included in the building coverage calculations.
- 1.1.3 The number of beds, number of employees on the largest shift, number of children in the day care facility, and number of square feet of medical office floor area included on sheet 1 of 2.
- 1.1.4 A 15' wide utility easement along Sumner Street and S. 48th Street as requested by L.E.S.
- 1.1.5 A note that indicates the land owner will be responsible for controlling dust emissions during construction.
- 1.1.6 A landscape plan that includes the existing plants and new plants.
- 1.1.7 A right turn lane in Sumner Street east of S. 48th Street.

2. This approval permits:

- 2.1 A new parking structure, 2 new main entrance to hospital, 2 floor hospital addition and 4 floor medical office addition.
- 2.2 An increase of the building coverage to 38.2%.

General:

3. Before receiving building permits:

- 3.1 The permittee shall have submitted a revised final plan including 5 copies and the plans are acceptable.
- 3.2 The construction plans shall comply with the approved plans.
- 3.3 The applicant has received an Executive Order to construct a right turn lane in Sumner Street east of S. 48th Street.

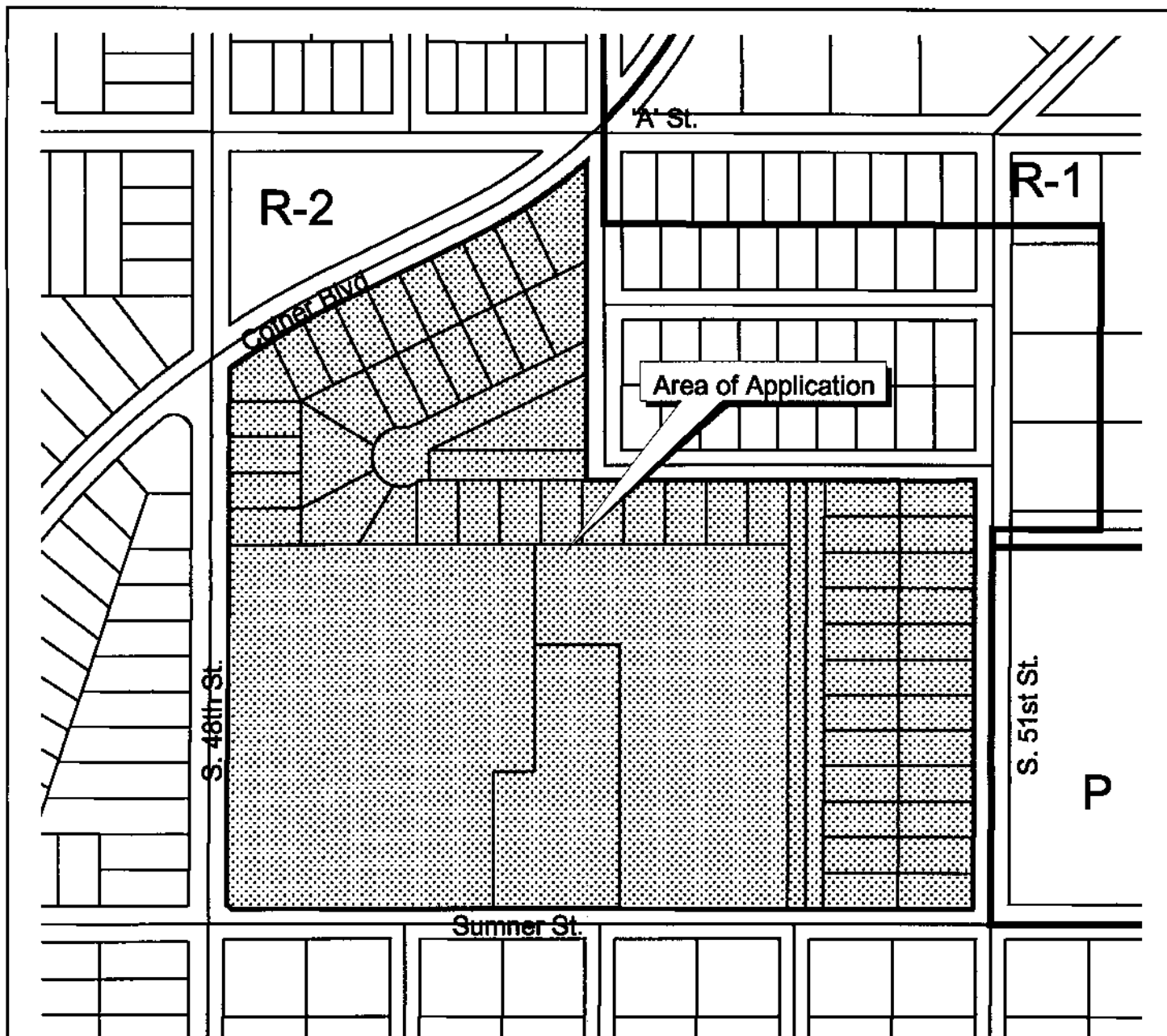
STANDARD CONDITIONS:

4. The following conditions are applicable to all requests:

- 4.1 Before occupying the structures all development and construction shall have been completed in compliance with the approved plans and as indicated on the Construction/Occupancy Schedule.
 - 4.2 All privately-owned improvements shall be permanently maintained by the owner.
 - 4.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
 - 4.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
 - 4.5 The City Clerk shall file a copy of the resolution approving the permit and the letter of acceptance with the Register of Deeds. The Permittee shall pay the recording fee in advance.
5. The site plan as approved with this resolution voids and supersedes all previously approved site plans, however all resolutions approving previous permits remain in force unless specifically amended by this resolution.

Prepared by:

Ray Hill
Land Use Manager

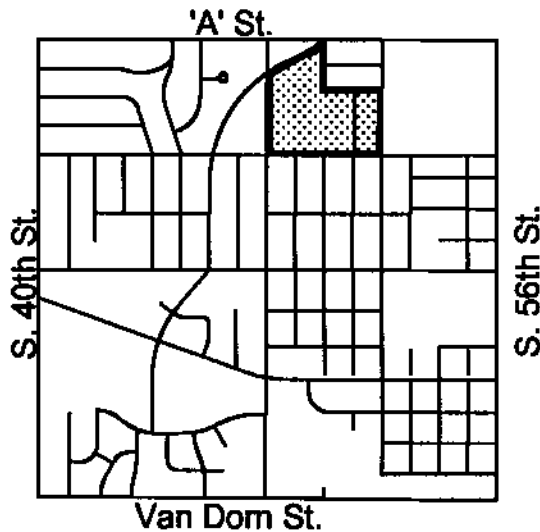
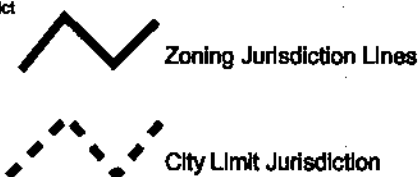


Special Permit #1219J **Bryan LGH East** **48th & Sumner**

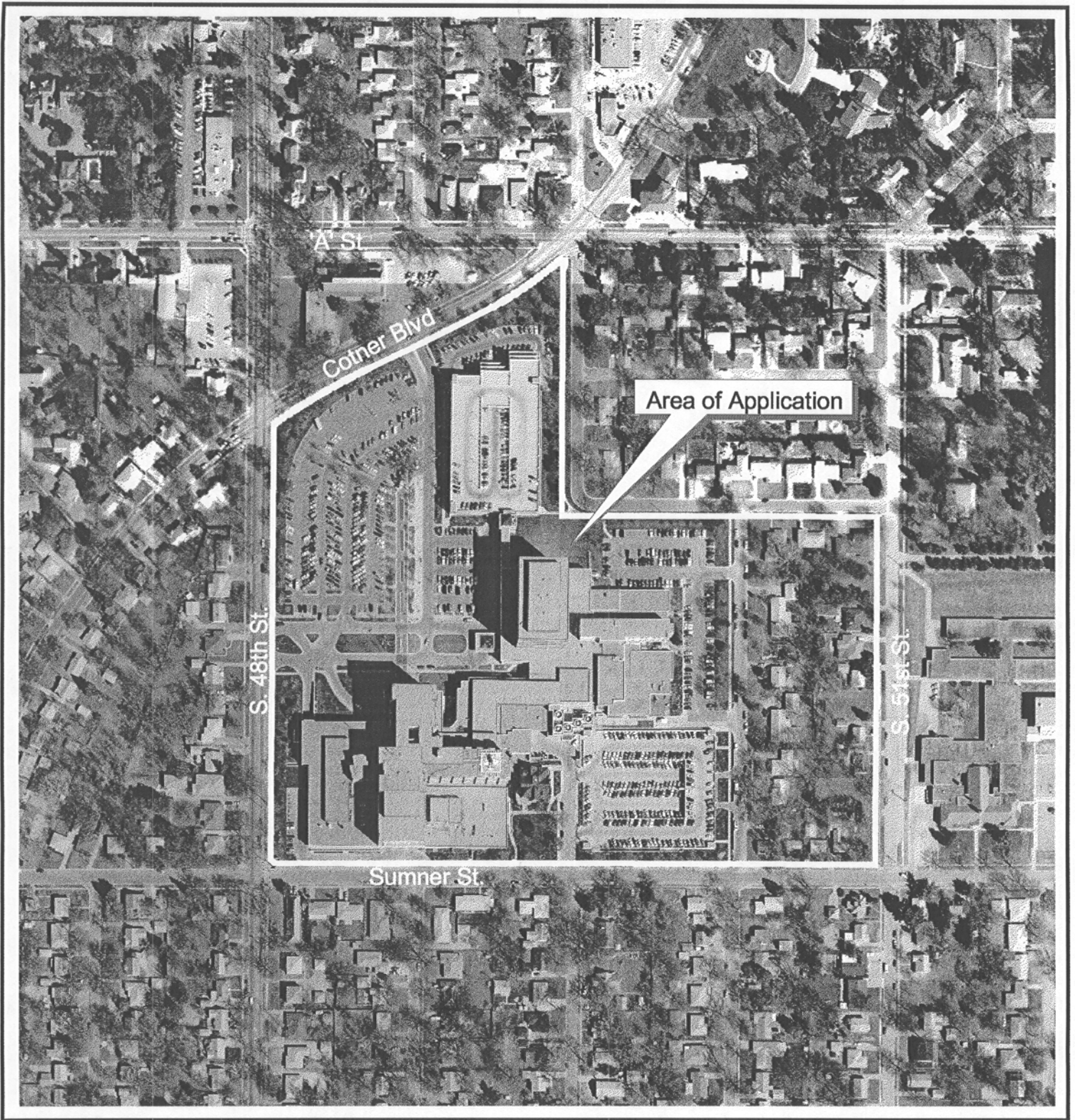
Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
 Sec. 32 T10N R7E



Date: 4/24/01
 Lincoln City - Lancaster County Planning Dept.



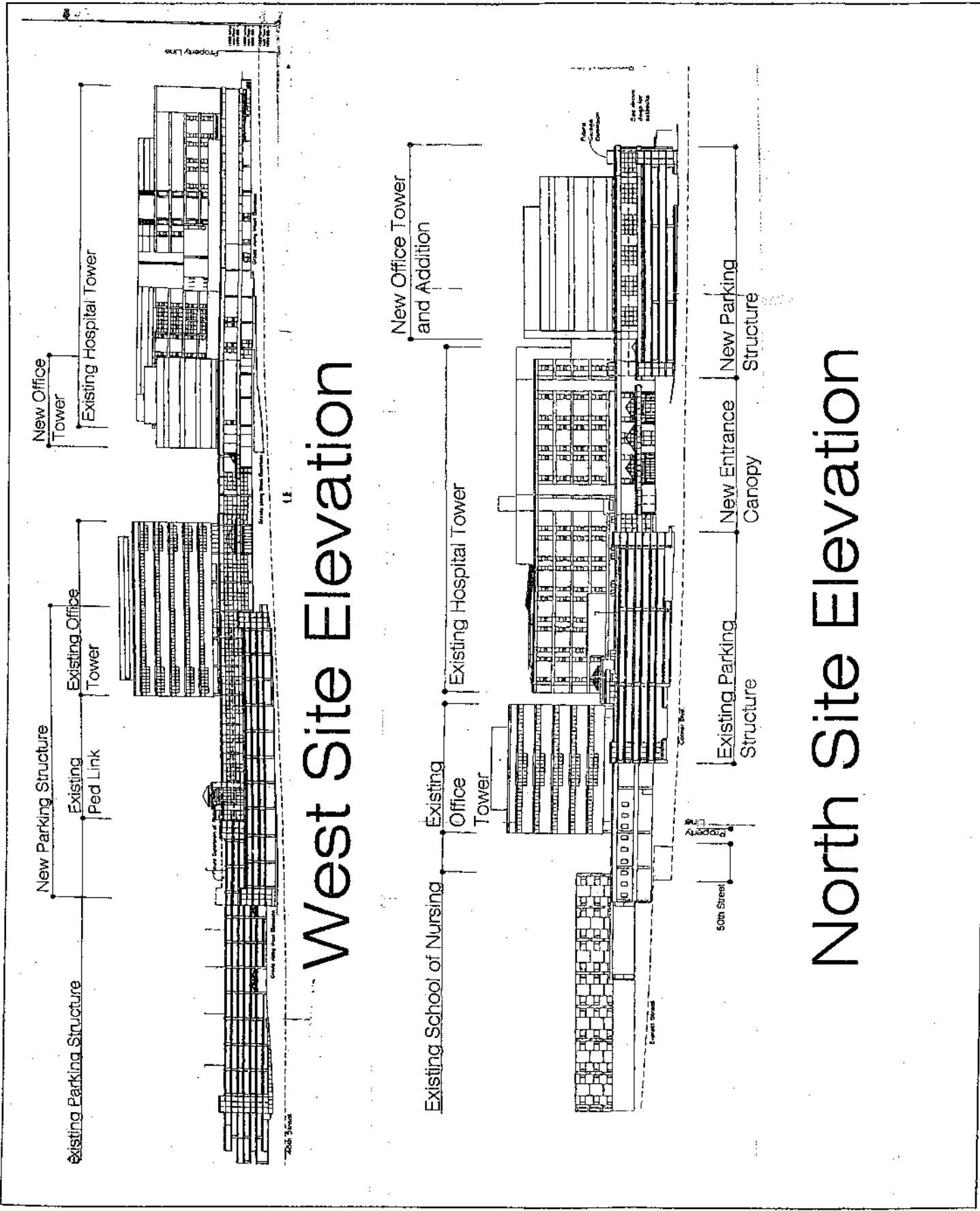
Special Permit #1219J
Bryan LGH East
48th & Sumner



Date: 4/24/01

Photograph Date: 1997

Lincoln City - Lancaster County Planning Dept.

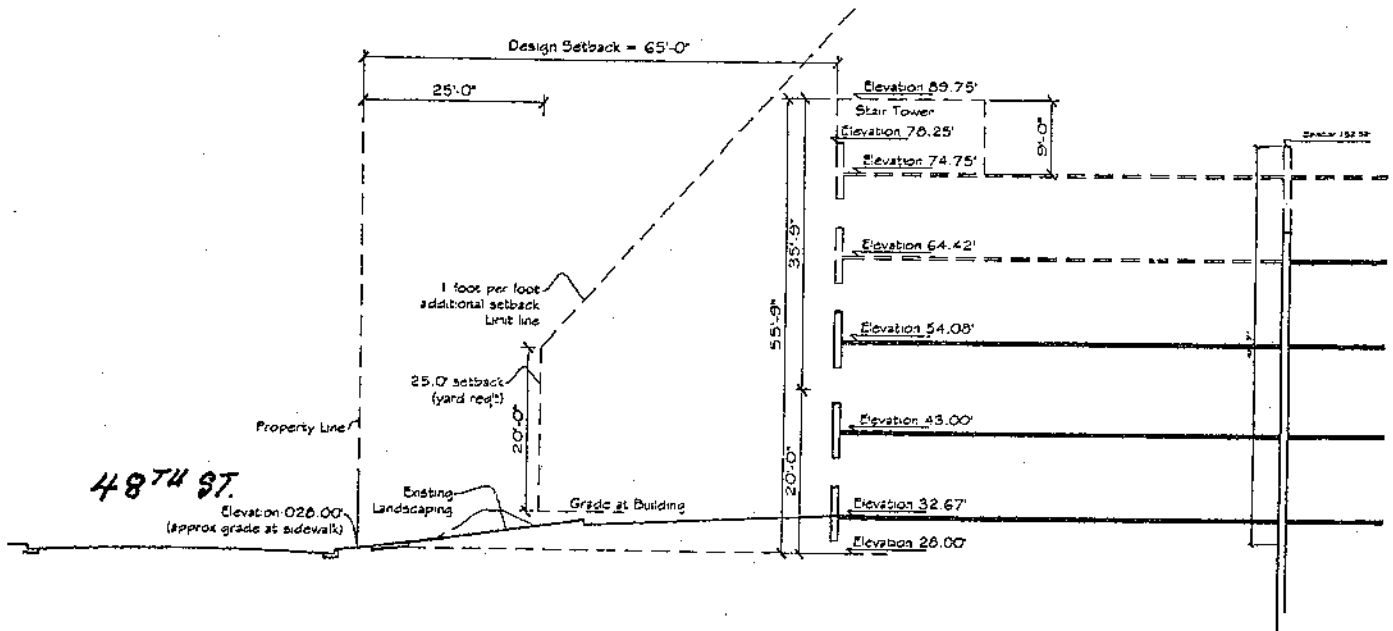


Special Permit #1219J
 Bryan LGH East
 48th & Sumner

Date 4/24/20



Date: 4/24/01



Garage setback detail

Special Permit #1219J
Bryan LGH East
48th & Sumner

Date: 7/27/01